

**3 SANDHURST GARDENS
STRANMILLIS
BELFAST
BT9 5AW**



- **A Red Brick Mid Terrace**
- **Modern Open Plan fully fitted Kitchen**
- **Open Plan Living/ Dining Area**
- **Three bedrooms**
- **Luxury White Bathroom Suite**
- **Oil Fired Central Heating**
- **Double Glazed Windows**
- **Recently Decorated**
- **Popular Location in the heart of Stranmillis Village**

Offers Around £210,000

This recently refurbished & extended three bedroom property is located in the desirable Stranmillis Village in South Belfast. It is convenient to many local amenities as well as Queens University and Belfast City Hospital.

A home ready to move into offering flexible accommodation. Comprising of three bedrooms, two reception rooms and excellent living/dining/kitchen area. Recently decorated throughout and ready to move into.

Viewing is highly recommended to appreciate

Ground Floor

ENTRANCE HALL:

LIVING ROOM/BEDROOM:

12' 11" x 9' 8" (3.94m x 2.95m)



LOUNGE/DINING/KITCHEN:

28' 0" x 12' 0" (8.53m x 3.66m)

Living area open plan with feature fireplace leading to an extended area into a dining and fully fitted kitchen. Range of high and low level units, integrated fridge/freezer. Built in oven and hob, single drainer stainless steel sink unit and plumbed for washing machine.

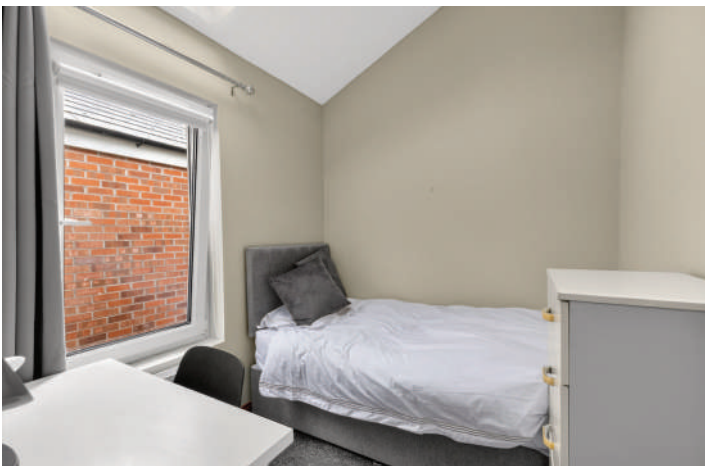
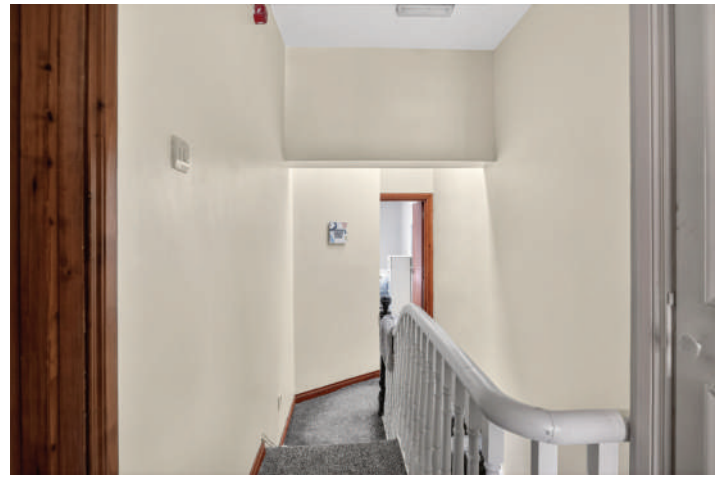


**First Floor
LANDING:**

Hot press.

SHOWER ROOM:

Comprising of Triton Shower with shower doors, low flush wc and wash hand basin.



BEDROOM (1):

10' 11" x 7' 0" (3.33m x 2.13m)
Velux window.

BEDROOM (2):

13' 0" x 9' 11" (3.96m x 3.02m)

BEDROOM (3):

10' 0" x 7' 0" (3.05m x 2.13m)



Outside

Enclosed rear yard. Oil Tank

LOCATION

off Stranmillis Road.

OTHER INFO:

RATES £ 1265

GROUND RENT £10

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

